HOUSING MARKET INFORMATION

# HOUSING NOW
## Ottawa*

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: May 2012

Table of Contents

1 New Home Market

3 Maps

9 Tables

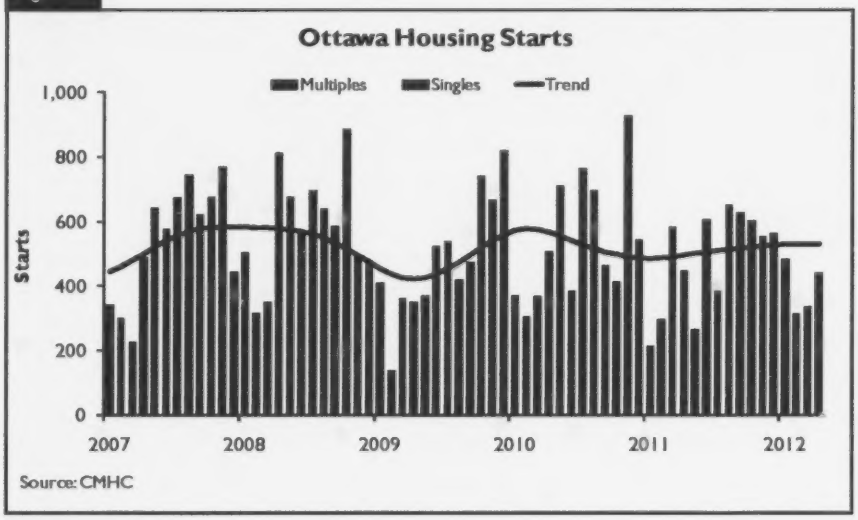
## New Home Market

### Ottawa's condos support steady starts in April

According to the latest preliminary data released by Canada Mortgage and Housing Corporation (CMHC), housing starts in the Ottawa Census Metropolitan Area (CMA) totalled 441 units in April, virtually matching last year's 446 units. The Capital City's year-to-date pace was maintained slightly above activity levels experienced a year ago.

New single-detached home building activity in April remained steady, albeit at a below-average pace consistent with CMHC's forecast for 2012. On the other hand and relying on demand fundamentals, the more affordable apartment sector has taken a solid market lead and continues to build on its positive growth trend.

Figure 1

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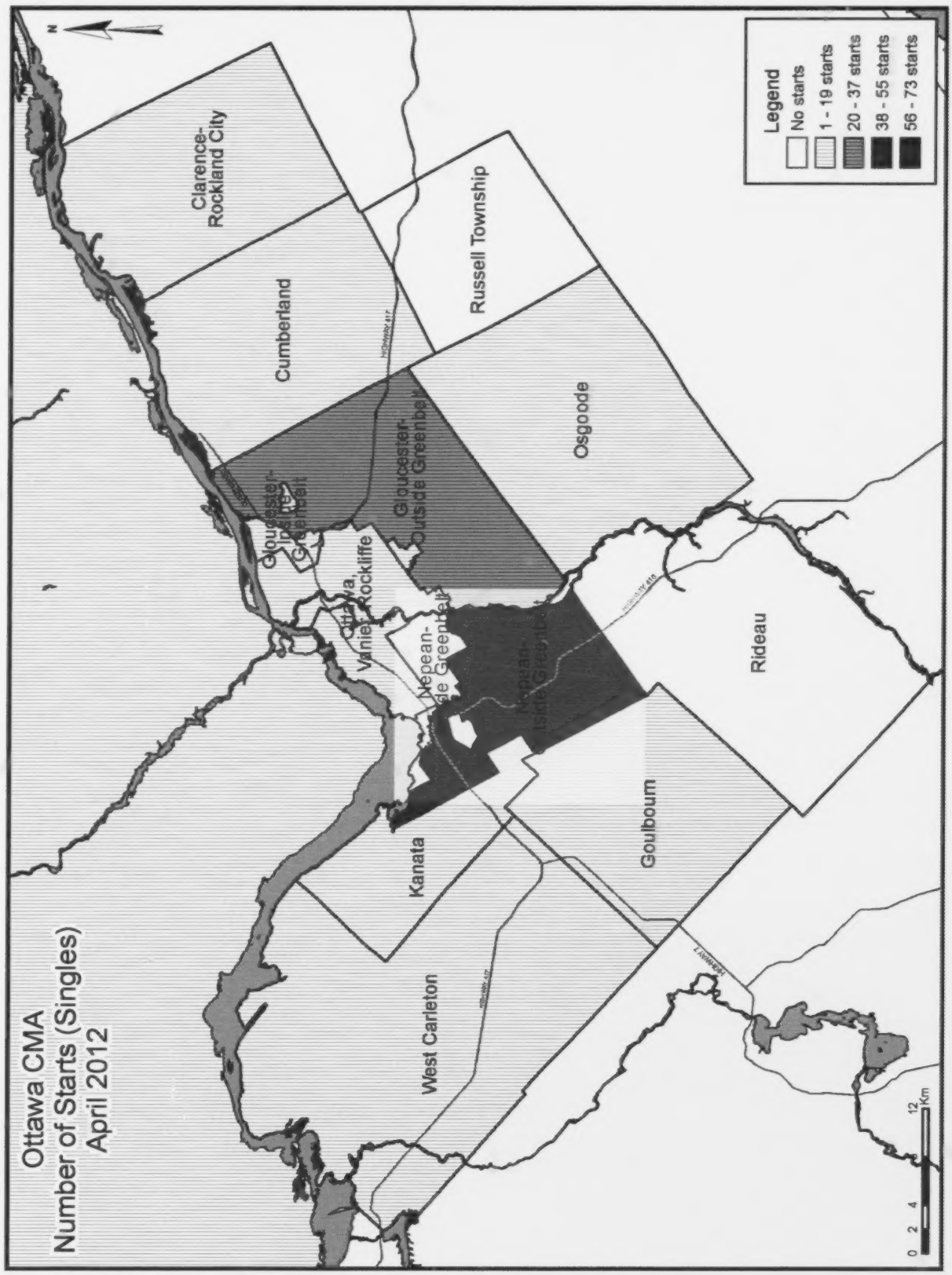
*Ontario part of Ottawa-Gatineau CMA

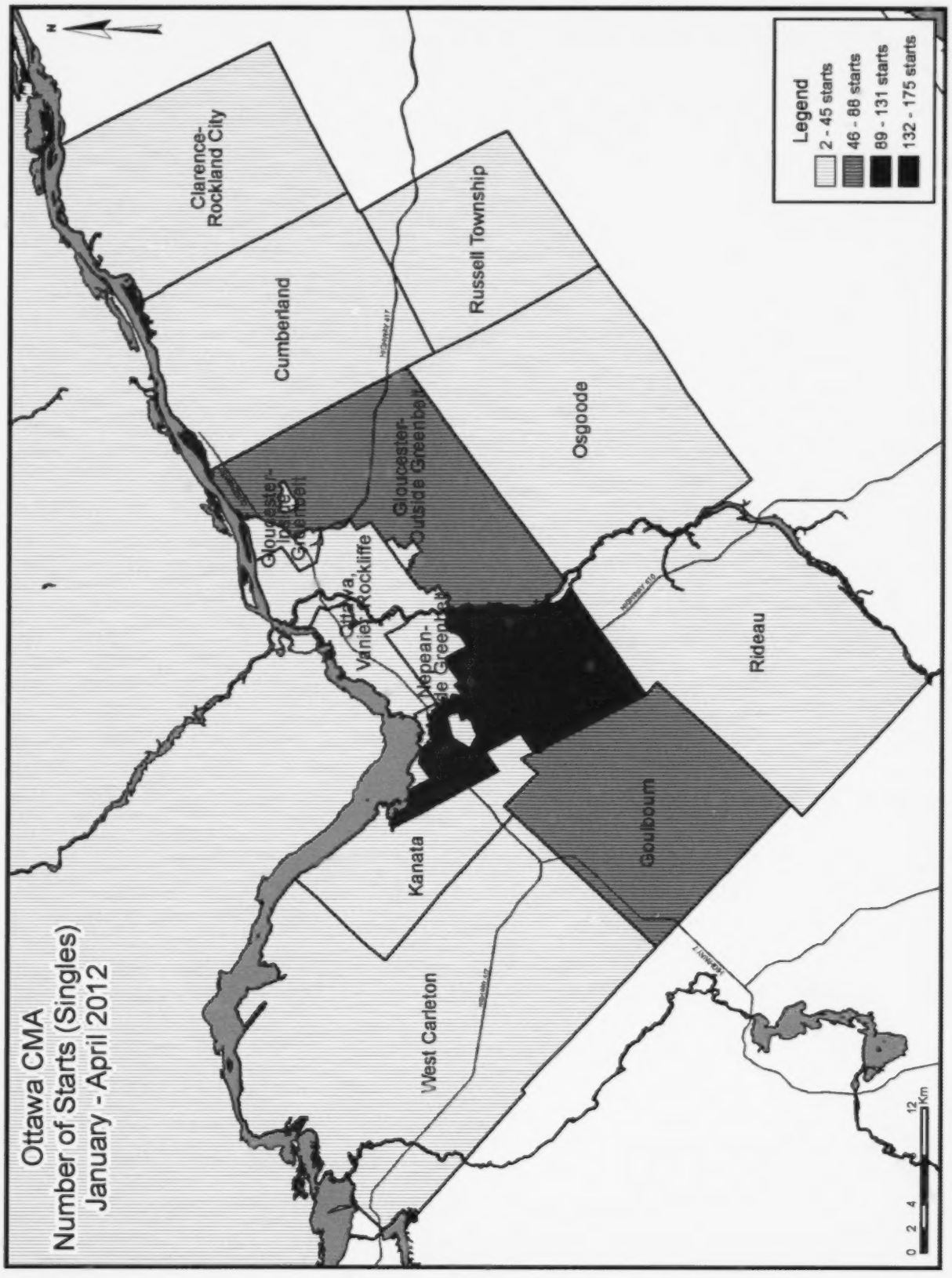
As new condo apartment projects enter their construction phase, activity in Ottawa's Downtown has returned to centre stage. In fact, the city core experienced a solid month overall with a mixture of new low-rise housing types as well. Even though robust demand for new single-detached homes supported activity in suburban Nepean, new foundations were poured at the slowest pace in six years for the month of April. Likewise, new townhome development lifted Kanata to almost double of last year's monthly pace, although activity in the area remained significantly below the recent historical average. The moderate pace of new low-rise housing dragged all other areas, and particularly Cumberland, as they registered a slower start of the spring home building season.

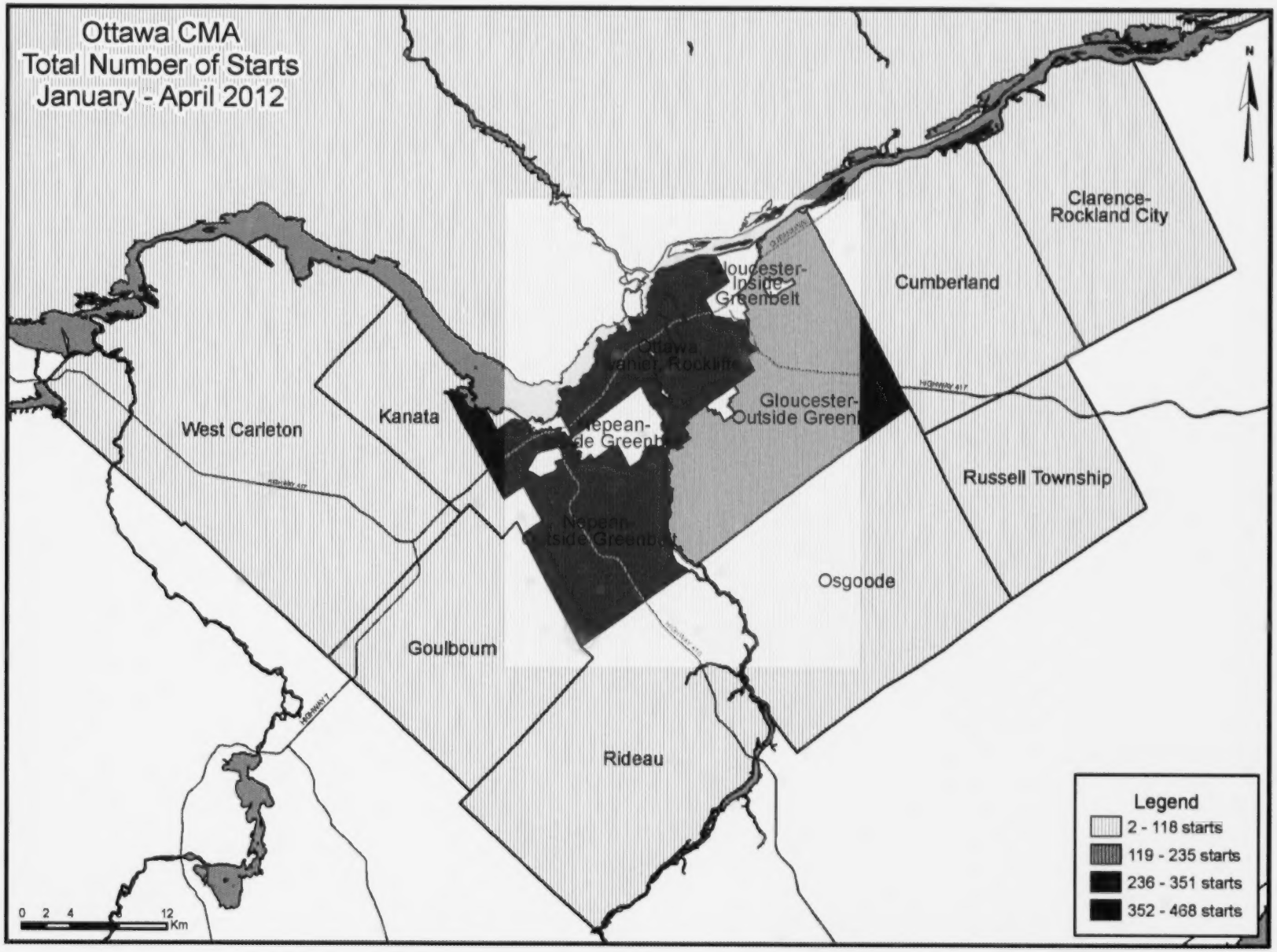
Ottawa CMA
Number of Starts (Multiples)
April 2012
Legend
No starts
2 - 42 starts
43 - 83 starts
84 - 123 starts
124 - 164 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Goulbourn
West Carleton
Kanata
Nepean-Outside Greenbelt
Nepean-Inside Greenbelt
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa Inside Greenbelt
0 2 4 12 Km


Ottawa CMA
Number of Starts (Singles)
April 2012
Legend
No starts
1 - 19 starts
20 - 37 starts
38 - 55 starts
56 - 73 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2 4 12 Km

Ottawa CMA
Total Number of Starts
April 2012
Legend
No starts
1 - 44 starts
45 - 87 starts
88 - 130 starts
131 - 174 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Goulbourn
West Carleton
Kanata
Nepean-Outside Greenbelt
Nepean-Inside Greenbelt
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
0 2 4 12 Km

Ottawa CMA
Number of Starts (Multiples)
January - April 2012
Legend
No starts
2 - 114 starts
115 - 226 starts
227 - 338 starts
339 - 450 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Goulbourn
West Carleton
Kanata
Nepean-Outside Greenbelt
Gloucester-Outside Greenbelt
0 2 4 12 Km


Ottawa CMA
Number of Starts (Singles)
January - April 2012
Legend
2 - 45 starts
46 - 88 starts
89 - 131 starts
132 - 175 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa Vanier/Rockcliffe
Orleans-Outside Greenbelt
Kanata
West Carleton
Goulbourn
0 2 4 12 Km


Ottawa CMA
Total Number of Starts
January - April 2012
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Gloucester-
Outside Greenbelt
West Carleton
Kanata
Russell Township
Osgoode
Goulbourn
Rideau
HIGHWAY 417
HIGHWAY 7
0 2 4 8 12
Km
Legend
2 - 118 starts
119 - 235 starts
236 - 351 starts
352 - 468 starts

# HOUSING NOW REPORT TABLES

**Available in ALL reports:**

| | |
|---|---|
| 1 | Housing Activity Summary of CMA |
| 2 | Starts by Submarket and by Dwelling Type – Current Month or Quarter |
| 2.1 | Starts by Submarket and by Dwelling Type – Year-to-Date |
| 3 | Completions by Submarket and by Dwelling Type – Current Month or Quarter |
| 3.1 | Completions by Submarket and by Dwelling Type – Year-to-Date |
| 4 | Absorbed Single-Detached Units by Price Range |
| 5 | MLS® Residential Activity |
| 6 | Economic Indicators |

**Available in SELECTED Reports:**

| | |
|---|---|
| 1.1 | Housing Activity Summary by Submarket |
| 1.2 | History of Housing Activity (once a year) |
| 2.2 | Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter |
| 2.3 | Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date |
| 2.4 | Starts by Submarket and by Intended Market – Current Month or Quarter |
| 2.5 | Starts by Submarket and by Intended Market – Year-to-Date |
| 3.2 | Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter |
| 3.3 | Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date |
| 3.4 | Completions by Submarket and by Intended Market – Current Month or Quarter |
| 3.5 | Completions by Submarket and by Intended Market – Year-to-Date |
| 4.1 | Average Price ($) of Absorbed Single-Detached Units |

## SYMBOLS

| | |
|---|---|
| n/a | Not applicable |
| * | Totals may not add up due to co-operatives and unknown market types |
| ** | Percent change > 200% |
| - | Nil |
| – | Amount too small to be expressed |
| SA | Monthly figures are adjusted to remove normal seasonal variation |

## Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
### April 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| April 2012 | 167 | 16 | 96 | 0 | 7 | 119 | 2 | 34 | 441 |
| April 2011 | 173 | 26 | 225 | 0 | 0 | 16 | 0 | 6 | 446 |
| % Change | -3.5 | -38.5 | -57.3 | n/a | n/a | ** | n/a | ** | -1.1 |
| Year-to-date 2012 | 471 | 48 | 524 | 0 | 7 | 458 | 2 | 65 | 1,575 |
| Year-to-date 2011 | 514 | 84 | 570 | 0 | 0 | 367 | 1 | 6 | 1,542 |
| % Change | -8.4 | -42.9 | -8.1 | n/a | n/a | 24.8 | 100.0 | ** | 2.1 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| April 2012 | 1,108 | 134 | 1,340 | 0 | 7 | 1,780 | 8 | 237 | 4,614 |
| April 2011 | 1,050 | 164 | 1,328 | 0 | 3 | 2,001 | 9 | 309 | 4,864 |
| % Change | 5.5 | -18.3 | 0.9 | n/a | 133.3 | -11.0 | -11.1 | -23.3 | -5.1 |
| **COMPLETIONS** | | | | | | | | | |
| April 2012 | 187 | 24 | 73 | 0 | 0 | 0 | 0 | 3 | 287 |
| April 2011 | 175 | 30 | 106 | 0 | 0 | 12 | 0 | 0 | 323 |
| % Change | 6.9 | -20.0 | -31.1 | n/a | n/a | -100.0 | n/a | n/a | -11.1 |
| Year-to-date 2012 | 563 | 96 | 449 | 0 | 0 | 618 | 2 | 151 | 1,879 |
| Year-to-date 2011 | 635 | 114 | 627 | 0 | 16 | 402 | 5 | 55 | 1,854 |
| % Change | -11.3 | -15.8 | -28.4 | n/a | -100.0 | 53.7 | -60.0 | 174.5 | 1.3 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| April 2012 | 49 | 35 | 115 | 0 | 2 | 174 | 2 | 149 | 526 |
| April 2011 | 33 | 31 | 113 | 0 | 9 | 142 | 4 | 58 | 390 |
| % Change | 48.5 | 12.9 | 1.8 | n/a | -77.8 | 22.5 | -50.0 | 156.9 | 34.9 |
| **ABSORBED** | | | | | | | | | |
| April 2012 | 183 | 19 | 58 | 0 | 1 | 20 | 0 | 0 | 281 |
| April 2011 | 176 | 26 | 98 | 0 | 0 | 46 | 0 | 0 | 346 |
| % Change | 4.0 | -26.9 | -40.8 | n/a | n/a | -56.5 | n/a | n/a | -18.8 |
| Year-to-date 2012 | 555 | 95 | 440 | 0 | 2 | 568 | 2 | 67 | 1,729 |
| Year-to-date 2011 | 630 | 105 | 603 | 0 | 16 | 389 | 2 | 59 | 1,804 |
| % Change | -11.9 | -9.5 | -27.0 | n/a | -87.5 | 46.0 | 0.0 | 13.6 | -4.2 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
### April 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| **Ottawa City** | | | | | | | | | |
| April 2012 | 154 | 16 | 96 | 0 | 7 | 119 | 2 | 34 | 428 |
| April 2011 | 152 | 24 | 225 | 0 | 0 | 16 | 0 | 0 | 417 |
| **Ottawa, Vanier, Rockcliffe** | | | | | | | | | |
| April 2012 | 10 | 4 | 0 | 0 | 7 | 119 | 0 | 34 | 174 |
| April 2011 | 3 | 8 | 4 | 0 | 0 | 16 | 0 | 0 | 31 |
| **Nepean inside greenbelt** | | | | | | | | | |
| April 2012 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| April 2011 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Nepean outside greenbelt** | | | | | | | | | |
| April 2012 | 73 | 0 | 29 | 0 | 0 | 0 | 0 | 0 | 102 |
| April 2011 | 40 | 6 | 85 | 0 | 0 | 0 | 0 | 0 | 131 |
| **Gloucester inside greenbelt** | | | | | | | | | |
| April 2012 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| April 2011 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Gloucester outside greenbelt** | | | | | | | | | |
| April 2012 | 28 | 6 | 16 | 0 | 0 | 0 | 0 | 0 | 50 |
| April 2011 | 25 | 6 | 38 | 0 | 0 | 0 | 0 | 0 | 69 |
| **Kanata** | | | | | | | | | |
| April 2012 | 3 | 4 | 39 | 0 | 0 | 0 | 0 | 0 | 46 |
| April 2011 | 7 | 0 | 19 | 0 | 0 | 0 | 0 | 0 | 26 |
| **Cumberland** | | | | | | | | | |
| April 2012 | 16 | 2 | 12 | 0 | 0 | 0 | 0 | 0 | 30 |
| April 2011 | 57 | 2 | 47 | 0 | 0 | 0 | 0 | 0 | 106 |
| **Goulbourn** | | | | | | | | | |
| April 2012 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |
| April 2011 | 12 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 18 |
| **West Carleton** | | | | | | | | | |
| April 2012 | 5 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 7 |
| April 2011 | 5 | 2 | 3 | 0 | 0 | 0 | 0 | 0 | 10 |
| **Rideau** | | | | | | | | | |
| April 2012 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| April 2011 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| **Osgoode** | | | | | | | | | |
| April 2012 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| April 2011 | 1 | 0 | 23 | 0 | 0 | 0 | 0 | 0 | 24 |
| **Clarence-Rockland City** | | | | | | | | | |
| April 2012 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13 |
| April 2011 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 25 |
| **Russell Township** | | | | | | | | | |
| April 2012 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| April 2011 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| **Ottawa-Gatineau CMA (Ontario portion)** | | | | | | | | | |
| April 2012 | 167 | 16 | 96 | 0 | 7 | 119 | 2 | 34 | 441 |
| April 2011 | 173 | 26 | 225 | 0 | 0 | 16 | 0 | 6 | 446 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
### April 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| **Ottawa City** | | | | | | | | | |
| April 2012 | 1,024 | 128 | 1,324 | 0 | 7 | 1,742 | 5 | 233 | 4,463 |
| April 2011 | 954 | 158 | 1,316 | 0 | 3 | 1,985 | 6 | 255 | 4,677 |
| **Ottawa, Vanier, Rockcliffe** | | | | | | | | | |
| April 2012 | 78 | 44 | 28 | 0 | 7 | 895 | 3 | 156 | 1,211 |
| April 2011 | 59 | 60 | 36 | 0 | 3 | 1,412 | 1 | 40 | 1,611 |
| **Nepean inside greenbelt** | | | | | | | | | |
| April 2012 | 13 | 2 | 43 | 0 | 0 | 16 | 0 | 69 | 143 |
| April 2011 | 6 | 10 | 28 | 0 | 0 | 24 | 0 | 69 | 137 |
| **Nepean outside greenbelt** | | | | | | | | | |
| April 2012 | 341 | 34 | 403 | 0 | 0 | 488 | 0 | 0 | 1,266 |
| April 2011 | 266 | 48 | 346 | 0 | 0 | 247 | 0 | 0 | 907 |
| **Gloucester inside greenbelt** | | | | | | | | | |
| April 2012 | 3 | 0 | 19 | 0 | 0 | 44 | 0 | 0 | 66 |
| April 2011 | 10 | 0 | 44 | 0 | 0 | 0 | 5 | 0 | 59 |
| **Gloucester outside greenbelt** | | | | | | | | | |
| April 2012 | 90 | 14 | 221 | 0 | 0 | 112 | 0 | 0 | 437 |
| April 2011 | 107 | 34 | 214 | 0 | 0 | 66 | 0 | 0 | 421 |
| **Kanata** | | | | | | | | | |
| April 2012 | 62 | 28 | 320 | 0 | 0 | 10 | 0 | 0 | 420 |
| April 2011 | 123 | 0 | 335 | 0 | 0 | 56 | 0 | 146 | 660 |
| **Cumberland** | | | | | | | | | |
| April 2012 | 127 | 0 | 157 | 0 | 0 | 133 | 0 | 0 | 417 |
| April 2011 | 174 | 4 | 206 | 0 | 0 | 148 | 0 | 0 | 532 |
| **Goulbourn** | | | | | | | | | |
| April 2012 | 211 | 2 | 58 | 0 | 0 | 44 | 0 | 8 | 323 |
| April 2011 | 92 | 0 | 67 | 0 | 0 | 32 | 0 | 0 | 191 |
| **West Carleton** | | | | | | | | | |
| April 2012 | 53 | 4 | 17 | 0 | 0 | 0 | 2 | 0 | 76 |
| April 2011 | 45 | 2 | 17 | 0 | 0 | 0 | 0 | 0 | 64 |
| **Rideau** | | | | | | | | | |
| April 2012 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13 |
| April 2011 | 21 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 21 |
| **Osgoode** | | | | | | | | | |
| April 2012 | 33 | 0 | 58 | 0 | 0 | 0 | 0 | 0 | 91 |
| April 2011 | 51 | 0 | 23 | 0 | 0 | 0 | 0 | 0 | 74 |
| **Clarence-Rockland City** | | | | | | | | | |
| April 2012 | 82 | 2 | 16 | 0 | 0 | 38 | 3 | 0 | 141 |
| April 2011 | 88 | 4 | 12 | 0 | 0 | 10 | 3 | 50 | 167 |
| **Russell Township** | | | | | | | | | |
| April 2012 | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 4 | 10 |
| April 2011 | 8 | 2 | 0 | 0 | 0 | 6 | 0 | 4 | 20 |
| **Ottawa-Gatineau CMA (Ontario portion)** | | | | | | | | | |
| April 2012 | 1,108 | 134 | 1,340 | 0 | 7 | 1,780 | 8 | 237 | 4,614 |
| April 2011 | 1,050 | 164 | 1,328 | 0 | 3 | 2,001 | 9 | 309 | 4,864 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
### April 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETIONS** | | | | | | | | | |
| **Ottawa City** | | | | | | | | | |
| April 2012 | 179 | 24 | 73 | 0 | 0 | 0 | 0 | 3 | 279 |
| April 2011 | 165 | 26 | 100 | 0 | 0 | 12 | 0 | 0 | 303 |
| **Ottawa, Vanier, Rockcliffe** | | | | | | | | | |
| April 2012 | 4 | 2 | 0 | 0 | 0 | 0 | 0 | 3 | 9 |
| April 2011 | 5 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| **Nepean inside greenbelt** | | | | | | | | | |
| April 2012 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| April 2011 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| **Nepean outside greenbelt** | | | | | | | | | |
| April 2012 | 49 | 4 | 14 | 0 | 0 | 0 | 0 | 0 | 67 |
| April 2011 | 57 | 16 | 37 | 0 | 0 | 0 | 0 | 0 | 110 |
| **Gloucester inside greenbelt** | | | | | | | | | |
| April 2012 | 3 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 15 |
| April 2011 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **Gloucester outside greenbelt** | | | | | | | | | |
| April 2012 | 37 | 16 | 9 | 0 | 0 | 0 | 0 | 0 | 62 |
| April 2011 | 19 | 2 | 20 | 0 | 0 | 12 | 0 | 0 | 53 |
| **Kanata** | | | | | | | | | |
| April 2012 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| April 2011 | 5 | 2 | 29 | 0 | 0 | 0 | 0 | 0 | 36 |
| **Cumberland** | | | | | | | | | |
| April 2012 | 40 | 2 | 38 | 0 | 0 | 0 | 0 | 0 | 80 |
| April 2011 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| **Goulbourn** | | | | | | | | | |
| April 2012 | 26 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 26 |
| April 2011 | 34 | 0 | 14 | 0 | 0 | 0 | 0 | 0 | 48 |
| **West Carleton** | | | | | | | | | |
| April 2012 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 |
| April 2011 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| **Rideau** | | | | | | | | | |
| April 2012 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| April 2011 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **Osgoode** | | | | | | | | | |
| April 2012 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| April 2011 | 27 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 27 |
| **Clarence-Rockland City** | | | | | | | | | |
| April 2012 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| April 2011 | 8 | 4 | 6 | 0 | 0 | 0 | 0 | 0 | 18 |
| **Russell Township** | | | | | | | | | |
| April 2012 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| April 2011 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| **Ottawa-Gatineau CMA (Ontario portion)** | | | | | | | | | |
| April 2012 | 187 | 24 | 73 | 0 | 0 | 0 | 0 | 3 | 287 |
| April 2011 | 175 | 30 | 106 | 0 | 0 | 12 | 0 | 0 | 323 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
### April 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| **Ottawa City** | | | | | | | | | |
| April 2012 | 46 | 35 | 111 | 0 | 2 | 172 | 2 | 142 | 510 |
| April 2011 | 30 | 31 | 113 | 0 | 9 | 130 | 4 | 58 | 375 |
| **Ottawa, Vanier, Rockcliffe** | | | | | | | | | |
| April 2012 | 13 | 14 | 10 | 0 | 1 | 115 | 0 | 3 | 156 |
| April 2011 | 6 | 12 | 5 | 0 | 8 | 95 | 0 | 0 | 126 |
| **Nepean inside greenbelt** | | | | | | | | | |
| April 2012 | 0 | 2 | 5 | 0 | 0 | 1 | 0 | 4 | 12 |
| April 2011 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 4 |
| **Nepean outside greenbelt** | | | | | | | | | |
| April 2012 | 6 | 9 | 15 | 0 | 1 | 42 | 1 | 0 | 74 |
| April 2011 | 3 | 4 | 18 | 0 | 1 | 19 | 1 | 0 | 46 |
| **Gloucester inside greenbelt** | | | | | | | | | |
| April 2012 | 1 | 0 | 1 | 0 | 0 | 1 | 1 | 0 | 4 |
| April 2011 | 0 | 0 | 3 | 0 | 0 | 4 | 3 | 0 | 10 |
| **Gloucester outside greenbelt** | | | | | | | | | |
| April 2012 | 3 | 3 | 28 | 0 | 0 | 1 | 0 | 0 | 35 |
| April 2011 | 7 | 9 | 33 | 0 | 0 | 3 | 0 | 0 | 52 |
| **Kanata** | | | | | | | | | |
| April 2012 | 2 | 4 | 15 | 0 | 0 | 2 | 0 | 135 | 158 |
| April 2011 | 2 | 5 | 29 | 0 | 0 | 2 | 0 | 54 | 92 |
| **Cumberland** | | | | | | | | | |
| April 2012 | 15 | 2 | 18 | 0 | 0 | 6 | 0 | 0 | 41 |
| April 2011 | 8 | 0 | 4 | 0 | 0 | 4 | 0 | 0 | 16 |
| **Goulbourn** | | | | | | | | | |
| April 2012 | 2 | 1 | 8 | 0 | 0 | 4 | 0 | 0 | 15 |
| April 2011 | 0 | 1 | 20 | 0 | 0 | 0 | 0 | 0 | 21 |
| **West Carleton** | | | | | | | | | |
| April 2012 | 2 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 5 |
| April 2011 | 2 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 3 |
| **Rideau** | | | | | | | | | |
| April 2012 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| April 2011 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Osgoode** | | | | | | | | | |
| April 2012 | 2 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 10 |
| April 2011 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| **Clarence-Rockland City** | | | | | | | | | |
| April 2012 | 3 | 0 | 4 | 0 | 0 | 0 | 0 | 7 | 14 |
| April 2011 | 3 | 0 | 0 | 0 | 0 | 12 | 0 | 0 | 15 |
| **Russell Township** | | | | | | | | | |
| April 2012 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 2 |
| April 2011 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Ottawa-Gatineau CMA (Ontario portion)** | | | | | | | | | |
| April 2012 | 49 | 35 | 115 | 0 | 2 | 174 | 2 | 149 | 526 |
| April 2011 | 33 | 31 | 113 | 0 | 9 | 142 | 4 | 58 | 390 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
### April 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **ABSORBED** | | | | | | | | | |
| **Ottawa City** | | | | | | | | | |
| April 2012 | 174 | 19 | 58 | 0 | 1 | 20 | 0 | 0 | 272 |
| April 2011 | 166 | 22 | 92 | 0 | 0 | 46 | 0 | 0 | 326 |
| **Ottawa, Vanier, Rockcliffe** | | | | | | | | | |
| April 2012 | 2 | 0 | 1 | 0 | 1 | 20 | 0 | 0 | 24 |
| April 2011 | 4 | 2 | 1 | 0 | 0 | 8 | 0 | 0 | 15 |
| **Nepean inside greenbelt** | | | | | | | | | |
| April 2012 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| April 2011 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| **Nepean outside greenbelt** | | | | | | | | | |
| April 2012 | 49 | 2 | 10 | 0 | 0 | 0 | 0 | 0 | 61 |
| April 2011 | 56 | 15 | 28 | 0 | 0 | 1 | 0 | 0 | 100 |
| **Gloucester inside greenbelt** | | | | | | | | | |
| April 2012 | 3 | 0 | 13 | 0 | 0 | 0 | 0 | 0 | 16 |
| April 2011 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **Gloucester outside greenbelt** | | | | | | | | | |
| April 2012 | 37 | 16 | 4 | 0 | 0 | 0 | 0 | 0 | 57 |
| April 2011 | 19 | 2 | 15 | 0 | 0 | 23 | 0 | 0 | 59 |
| **Kanata** | | | | | | | | | |
| April 2012 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| April 2011 | 5 | 2 | 29 | 0 | 0 | 0 | 0 | 0 | 36 |
| **Cumberland** | | | | | | | | | |
| April 2012 | 37 | 1 | 30 | 0 | 0 | 0 | 0 | 0 | 68 |
| April 2011 | 11 | 0 | 2 | 0 | 0 | 13 | 0 | 0 | 26 |
| **Goulbourn** | | | | | | | | | |
| April 2012 | 26 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 26 |
| April 2011 | 34 | 1 | 17 | 0 | 0 | 0 | 0 | 0 | 52 |
| **West Carleton** | | | | | | | | | |
| April 2012 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 |
| April 2011 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| **Rideau** | | | | | | | | | |
| April 2012 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| April 2011 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **Osgoode** | | | | | | | | | |
| April 2012 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| April 2011 | 26 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 26 |
| **Clarence-Rockland City** | | | | | | | | | |
| April 2012 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| April 2011 | 8 | 4 | 6 | 0 | 0 | 0 | 0 | 0 | 18 |
| **Russell Township** | | | | | | | | | |
| April 2012 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| April 2011 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| **Ottawa-Gatineau CMA (Ontario portion)** | | | | | | | | | |
| April 2012 | 183 | 19 | 58 | 0 | 1 | 20 | 0 | 0 | 281 |
| April 2011 | 176 | 26 | 98 | 0 | 0 | 46 | 0 | 0 | 346 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2002 - 2011**

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| 2011 | 2,134 | 360 | 1,849 | 0 | 0 | 1,354 | 1 | 91 | 5,794 |
| % Change | -7.3 | -0.6 | -4.0 | n/a | -100.0 | -10.3 | -94.1 | -70.0 | -10.1 |
| 2010 | 2,302 | 362 | 1,926 | 0 | 27 | 1,509 | 17 | 303 | 6,446 |
| % Change | -6.8 | 23.5 | 1.6 | n/a | 125.0 | 62.8 | -43.3 | 62.9 | 10.9 |
| 2009 | 2,471 | 293 | 1,895 | 0 | 12 | 927 | 30 | 186 | 5,814 |
| % Change | -16.4 | 38.9 | -10.1 | n/a | -80.0 | -38.2 | ** | 17.0 | -16.9 |
| 2008 | 2,956 | 211 | 2,109 | 0 | 60 | 1,501 | 2 | 159 | 6,998 |
| % Change | -0.6 | -27.7 | 12.2 | n/a | -39.4 | 42.0 | -75.0 | -19.7 | 7.6 |
| 2007 | 2,973 | 292 | 1,879 | 0 | 99 | 1,057 | 8 | 198 | 6,506 |
| % Change | 19.9 | -23.8 | 22.7 | n/a | -47.6 | -10.7 | -90.5 | ** | 10.7 |
| 2006 | 2,480 | 383 | 1,532 | 0 | 189 | 1,183 | 84 | 24 | 5,875 |
| % Change | 5.5 | 29.4 | 24.7 | n/a | -34.8 | 86.6 | 104.9 | -59.3 | 17.9 |
| 2005 | 2,350 | 296 | 1,229 | 0 | 290 | 634 | 41 | 59 | 4,982 |
| % Change | -27.6 | -10.3 | -35.1 | n/a | -28.2 | -39.6 | -76.8 | -59.6 | -31.2 |
| 2004 | 3,244 | 330 | 1,893 | 0 | 404 | 1,049 | 177 | 146 | 7,243 |
| % Change | 6.2 | -7.6 | -11.5 | n/a | ** | 105.3 | 185.5 | -25.9 | 13.5 |
| 2003 | 3,054 | 357 | 2,138 | 0 | 42 | 511 | 62 | 197 | 6,381 |
| % Change | -19.8 | 13.7 | 18.7 | n/ | 200.0 | -31.6 | -67.2 | -78.7 | -18.2 |
| 2002 | 3,806 | 314 | 1,801 | | 14 | 747 | 189 | 924 | 7,796 |

Source: CMHC (Starts and Completions Survey)

## Table 2: Starts by Submarket and by Dwelling Type
### April 2012

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | April 2012 | April 2011 | April 2012 | April 2011 | April 2012 | April 2011 | April 2012 | April 2011 | April 2012 | April 2011 | % Change |
| Ottawa City | 154 | 152 | 18 | 24 | 103 | 225 | 153 | 16 | 428 | 417 | 2.6 |
| Ottawa, Vanier, Rockcliffe | 10 | 3 | 4 | 8 | 7 | 4 | 153 | 16 | 174 | 31 | ** |
| Nepean inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Nepean outside greenbelt | 73 | 40 | 0 | 6 | 29 | 85 | 0 | 0 | 102 | 131 | -22.1 |
| Gloucester inside greenbelt | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | n/a |
| Gloucester outside greenbelt | 28 | 25 | 6 | 6 | 16 | 38 | 0 | 0 | 50 | 69 | -27.5 |
| Kanata | 3 | 7 | 4 | 0 | 39 | 19 | 0 | 0 | 46 | 26 | 76.9 |
| Cumberland | 16 | 57 | 2 | 2 | 12 | 47 | 0 | 0 | 30 | 106 | -71.7 |
| Goulbourn | 12 | 12 | 0 | 0 | 0 | 6 | 0 | 0 | 12 | 18 | -33.3 |
| West Carleton | 5 | 5 | 2 | 2 | 0 | 3 | 0 | 0 | 7 | 10 | -30.0 |
| Rideau | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | -100.0 |
| Osgoode | 6 | 1 | 0 | 0 | 0 | 23 | 0 | 0 | 6 | 24 | -75.0 |
| Clarence-Rockland City | 13 | 19 | 0 | 0 | 0 | 0 | 0 | 6 | 13 | 25 | -48.0 |
| Russell Township | 0 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 4 | -100.0 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 167 | 173 | 18 | 26 | 103 | 225 | 153 | 22 | 441 | 446 | -1.1 |

## Table 2.1: Starts by Submarket and by Dwelling Type
### January - April 2012

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | % Change |
| Ottawa City | 446 | 480 | 48 | 83 | 527 | 570 | 513 | 351 | 1,534 | 1,484 | 3.4 |
| Ottawa, Vanier, Rockcliffe | 18 | 12 | 8 | 29 | 7 | 15 | 435 | 299 | 468 | 355 | 31.8 |
| Nepean inside greenbelt | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 8 | 2 | 9 | -77.8 |
| Nepean outside greenbelt | 175 | 137 | 14 | 20 | 245 | 155 | 26 | 0 | 460 | 312 | 47.4 |
| Gloucester inside greenbelt | 2 | 5 | 0 | 0 | 0 | 11 | 0 | 0 | 2 | 16 | -87.5 |
| Gloucester outside greenbelt | 84 | 90 | 14 | 30 | 164 | 137 | 28 | 12 | 290 | 269 | 7.8 |
| Kanata | 18 | 41 | 4 | 0 | 81 | 104 | 0 | 0 | 103 | 145 | -29.0 |
| Cumberland | 41 | 107 | 4 | 2 | 30 | 83 | 24 | 24 | 99 | 216 | -54.2 |
| Goulbourn | 72 | 41 | 2 | 0 | 0 | 35 | 0 | 8 | 74 | 84 | -11.9 |
| West Carleton | 19 | 18 | 2 | 2 | 0 | 7 | 0 | 0 | 21 | 27 | -22.2 |
| Rideau | 2 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 11 | -81.8 |
| Osgoode | 13 | 17 | 0 | 0 | 0 | 23 | 0 | 0 | 13 | 40 | -67.5 |
| Clarence-Rockland City | 21 | 30 | 0 | 0 | 4 | 0 | 10 | 16 | 35 | 46 | -23.9 |
| Russell Township | 4 | 4 | 2 | 2 | 0 | 0 | 0 | 6 | 6 | 12 | -50.0 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 471 | 514 | 50 | 85 | 531 | 570 | 523 | 373 | 1,575 | 1,542 | 2.1 |

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**
**April 2012**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | April 2012 | April 2011 | April 2012 | April 2011 | April 2012 | April 2011 | April 2012 | April 2011 |
| Ottawa City | 103 | 225 | 0 | 0 | 119 | 16 | 34 | 0 |
| Ottawa, Vanier, Rockcliffe | 7 | 4 | 0 | 0 | 119 | 16 | 34 | 0 |
| Nepean inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Nepean outside greenbelt | 29 | 85 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gloucester inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gloucester outside greenbelt | 16 | 38 | 0 | 0 | 0 | 0 | 0 | 0 |
| Kanata | 39 | 19 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cumberland | 12 | 47 | 0 | 0 | 0 | 0 | 0 | 0 |
| Goulbourn | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 |
| West Carleton | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rideau | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Osgoode | 0 | 23 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarence-Rockland City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| Russell Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 103 | 225 | 0 | 0 | 119 | 16 | 34 | 6 |

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**
**January - April 2012**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 |
| Ottawa City | 527 | 570 | 0 | 0 | 448 | 351 | 65 | 0 |
| Ottawa, Vanier, Rockcliffe | 7 | 15 | 0 | 0 | 370 | 299 | 65 | 0 |
| Nepean inside greenbelt | 0 | 0 | 0 | 0 | 0 | 8 | 0 | 0 |
| Nepean outside greenbelt | 245 | 155 | 0 | 0 | 26 | 0 | 0 | 0 |
| Gloucester inside greenbelt | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gloucester outside greenbelt | 164 | 137 | 0 | 0 | 28 | 12 | 0 | 0 |
| Kanata | 81 | 104 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cumberland | 30 | 83 | 0 | 0 | 24 | 24 | 0 | 0 |
| Goulbourn | 0 | 35 | 0 | 0 | 0 | 8 | 0 | 0 |
| West Carleton | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rideau | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Osgoode | 0 | 23 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarence-Rockland City | 4 | 0 | 0 | 0 | 10 | 10 | 0 | 6 |
| Russell Township | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 531 | 570 | 0 | 0 | 458 | 367 | 65 | 6 |

Source: CMHC (Starts and Completions Survey)

## Table 2.4: Starts by Submarket and by Intended Market
### April 2012

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | April 2012 | April 2011 | April 2012 | April 2011 | April 2012 | April 2011 | April 2012 | April 2011 |
| Ottawa City | 266 | 401 | 126 | 16 | 36 | 0 | 428 | 417 |
| Ottawa, Vanier, Rockcliffe | 14 | 15 | 126 | 16 | 34 | 0 | 174 | 31 |
| Nepean inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Nepean outside greenbelt | 102 | 131 | 0 | 0 | 0 | 0 | 102 | 131 |
| Gloucester inside greenbelt | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Gloucester outside greenbelt | 50 | 69 | 0 | 0 | 0 | 0 | 50 | 69 |
| Kanata | 46 | 26 | 0 | 0 | 0 | 0 | 46 | 26 |
| Cumberland | 30 | 106 | 0 | 0 | 0 | 0 | 30 | 106 |
| Goulbourn | 12 | 18 | 0 | 0 | 0 | 0 | 12 | 18 |
| West Carleton | 5 | 10 | 0 | 0 | 2 | 0 | 7 | 10 |
| Rideau | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| Osgoode | 6 | 24 | 0 | 0 | 0 | 0 | 6 | 24 |
| Clarence-Rockland City | 13 | 19 | 0 | 0 | 0 | 6 | 13 | 25 |
| Russell Township | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 4 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 279 | 424 | 126 | 16 | 36 | 6 | 441 | 446 |

## Table 2.5: Starts by Submarket and by Intended Market
### January - April 2012

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 |
| Ottawa City | 1,012 | 1,132 | 455 | 351 | 67 | 1 | 1,534 | 1,484 |
| Ottawa, Vanier, Rockcliffe | 26 | 55 | 377 | 299 | 65 | 1 | 468 | 355 |
| Nepean inside greenbelt | 2 | 1 | 0 | 8 | 0 | 0 | 2 | 9 |
| Nepean outside greenbelt | 434 | 312 | 26 | 0 | 0 | 0 | 460 | 312 |
| Gloucester inside greenbelt | 2 | 16 | 0 | 0 | 0 | 0 | 2 | 16 |
| Gloucester outside greenbelt | 262 | 257 | 28 | 12 | 0 | 0 | 290 | 269 |
| Kanata | 103 | 145 | 0 | 0 | 0 | 0 | 103 | 145 |
| Cumberland | 75 | 192 | 24 | 24 | 0 | 0 | 99 | 216 |
| Goulbourn | 74 | 76 | 0 | 8 | 0 | 0 | 74 | 84 |
| West Carleton | 19 | 27 | 0 | 0 | 2 | 0 | 21 | 27 |
| Rideau | 2 | 11 | 0 | 0 | 0 | 0 | 2 | 11 |
| Osgoode | 13 | 40 | 0 | 0 | 0 | 0 | 13 | 40 |
| Clarence-Rockland City | 25 | 30 | 10 | 10 | 0 | 6 | 35 | 46 |
| Russell Township | 6 | 6 | 0 | 6 | 0 | 0 | 6 | 12 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 1,043 | 1,168 | 465 | 367 | 67 | 7 | 1,575 | 1,542 |

Source: CMHC (Starts and Completions Survey)

## Table 3: Completions by Submarket and by Dwelling Type
### April 2012

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total* | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | April 2012 | April 2011 | April 2012 | April 2011 | April 2012 | April 2011 | April 2012 | April 2011 | April 2012 | April 2011 | % Change |
| Ottawa City | 179 | 165 | 24 | 26 | 73 | 100 | 3 | 12 | 279 | 303 | -7.9 |
| Ottawa, Vanier, Rockcliffe | 4 | 5 | 2 | 6 | 0 | 0 | 3 | 0 | 9 | 11 | -18.2 |
| Nepean inside greenbelt | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | -100.0 |
| Nepean outside greenbelt | 49 | 57 | 4 | 16 | 14 | 37 | 0 | 0 | 67 | 110 | -39.1 |
| Gloucester inside greenbelt | 3 | 1 | 0 | 0 | 12 | 0 | 0 | 0 | 15 | 1 | ** |
| Gloucester outside greenbelt | 37 | 19 | 16 | 2 | 9 | 20 | 0 | 12 | 62 | 53 | 17.0 |
| Kanata | 0 | 5 | 0 | 2 | 0 | 29 | 0 | 0 | 0 | 36 | -100.0 |
| Cumberland | 40 | 6 | 2 | 0 | 38 | 0 | 0 | 0 | 80 | 6 | ** |
| Goulbourn | 26 | 34 | 0 | 0 | 0 | 14 | 0 | 0 | 26 | 48 | -45.8 |
| West Carleton | 14 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 14 | 7 | 100.0 |
| Rideau | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0.0 |
| Osgoode | 5 | 27 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 27 | -81.5 |
| Clarence-Rockland City | 5 | 8 | 0 | 4 | 0 | 6 | 0 | 0 | 5 | 18 | -72.2 |
| Russell Township | 3 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 2 | 50.0 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 187 | 175 | 24 | 30 | 73 | 106 | 3 | 12 | 287 | 323 | -11.1 |

## Table 3.1: Completions by Submarket and by Dwelling Type
### January - April 2012

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total* | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | % Change |
| Ottawa City | 520 | 572 | 94 | 108 | 445 | 640 | 767 | 447 | 1,826 | 1,767 | 3.3 |
| Ottawa, Vanier, Rockcliffe | 27 | 22 | 26 | 30 | 12 | 18 | 569 | 252 | 634 | 322 | 96.9 |
| Nepean inside greenbelt | 3 | 12 | 0 | 0 | 12 | 0 | 0 | 0 | 15 | 12 | 25.0 |
| Nepean outside greenbelt | 125 | 121 | 30 | 28 | 149 | 184 | 28 | 46 | 332 | 379 | -12.4 |
| Gloucester inside greenbelt | 4 | 11 | 0 | 2 | 12 | 7 | 0 | 0 | 16 | 20 | -20.0 |
| Gloucester outside greenbelt | 74 | 83 | 20 | 16 | 79 | 89 | 0 | 48 | 173 | 236 | -26.7 |
| Kanata | 39 | 56 | 14 | 8 | 56 | 179 | 146 | 0 | 255 | 243 | 4.9 |
| Cumberland | 107 | 61 | 4 | 6 | 74 | 83 | 24 | 101 | 209 | 251 | -16.7 |
| Goulbourn | 62 | 102 | 0 | 16 | 13 | 80 | 0 | 0 | 75 | 198 | -62.1 |
| West Carleton | 40 | 41 | 0 | 0 | 0 | 0 | 0 | 0 | 40 | 41 | -2.4 |
| Rideau | 12 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 12 | 0.0 |
| Osgoode | 27 | 51 | 0 | 2 | 38 | 0 | 0 | 0 | 65 | 53 | 22.6 |
| Clarence-Rockland City | 21 | 52 | 2 | 4 | 4 | 6 | 2 | 10 | 29 | 72 | -59.7 |
| Russell Township | 22 | 11 | 2 | 4 | 0 | 0 | 0 | 0 | 24 | 15 | 60.0 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 563 | 635 | 98 | 116 | 449 | 646 | 769 | 457 | 1,879 | 1,854 | 1.3 |

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market**
**April 2012**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | April 2012 | April 2011 | April 2012 | April 2011 | April 2012 | April 2011 | April 2012 | April 2011 |
| Ottawa City | 73 | 100 | 0 | 0 | 0 | 12 | 3 | 0 |
| Ottawa, Vanier, Rockcliffe | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 |
| Nepean inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Nepean outside greenbelt | 14 | 37 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gloucester inside greenbelt | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gloucester outside greenbelt | 9 | 20 | 0 | 0 | 0 | 12 | 0 | 0 |
| Kanata | 0 | 29 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cumberland | 38 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Goulbourn | 0 | 14 | 0 | 0 | 0 | 0 | 0 | 0 |
| West Carleton | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rideau | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Osgoode | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarence-Rockland City | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 |
| Russell Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 73 | 106 | 0 | 0 | 0 | 12 | 3 | 0 |

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**
**January - April 2012**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 |
| Ottawa City | 445 | 637 | 0 | 3 | 618 | 392 | 149 | 55 |
| Ottawa, Vanier, Rockcliffe | 12 | 18 | 0 | 0 | 566 | 197 | 3 | 55 |
| Nepean inside greenbelt | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Nepean outside greenbelt | 149 | 184 | 0 | 0 | 28 | 46 | 0 | 0 |
| Gloucester inside greenbelt | 12 | 4 | 0 | 3 | 0 | 0 | 0 | 0 |
| Gloucester outside greenbelt | 79 | 89 | 0 | 0 | 0 | 48 | 0 | 0 |
| Kanata | 56 | 179 | 0 | 0 | 0 | 0 | 146 | 0 |
| Cumberland | 74 | 83 | 0 | 0 | 24 | 101 | 0 | 0 |
| Goulbourn | 13 | 80 | 0 | 0 | 0 | 0 | 0 | 0 |
| West Carleton | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rideau | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Osgoode | 38 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarence-Rockland City | 4 | 6 | 0 | 0 | 0 | 10 | 2 | 0 |
| Russell Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 449 | 643 | 0 | 3 | 618 | 402 | 151 | 55 |

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market**
**April 2012**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | April 2012 | April 2011 | April 2012 | April 2011 | April 2012 | April 2011 | April 2012 | April 2011 |
| Ottawa City | 276 | 291 | 0 | 12 | 3 | 0 | 279 | 303 |
| Ottawa, Vanier, Rockcliffe | 6 | 11 | 0 | 0 | 3 | 0 | 9 | 11 |
| Nepean inside greenbelt | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 3 |
| Nepean outside greenbelt | 67 | 110 | 0 | 0 | 0 | 0 | 67 | 110 |
| Gloucester inside greenbelt | 15 | 1 | 0 | 0 | 0 | 0 | 15 | 1 |
| Gloucester outside greenbelt | 62 | 41 | 0 | 12 | 0 | 0 | 62 | 53 |
| Kanata | 0 | 36 | 0 | 0 | 0 | 0 | 0 | 36 |
| Cumberland | 80 | 6 | 0 | 0 | 0 | 0 | 80 | 6 |
| Goulbourn | 26 | 48 | 0 | 0 | 0 | 0 | 26 | 48 |
| West Carleton | 14 | 7 | 0 | 0 | 0 | 0 | 14 | 7 |
| Rideau | 1 | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| Osgoode | 5 | 27 | 0 | 0 | 0 | 0 | 5 | 27 |
| Clarence-Rockland City | 5 | 18 | 0 | 0 | 0 | 0 | 5 | 18 |
| Russell Township | 3 | 2 | 0 | 0 | 0 | 0 | 3 | 2 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 284 | 311 | 0 | 12 | 3 | 0 | 287 | 323 |

**Table 3.5: Completions by Submarket and by Intended Market**
**January - April 2012**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 |
| Ottawa City | 1,057 | 1,299 | 618 | 408 | 151 | 60 | 1,826 | 1,767 |
| Ottawa, Vanier, Rockcliffe | 63 | 60 | 566 | 205 | 5 | 57 | 634 | 322 |
| Nepean inside greenbelt | 15 | 12 | 0 | 0 | 0 | 0 | 15 | 12 |
| Nepean outside greenbelt | 304 | 333 | 28 | 46 | 0 | 0 | 332 | 379 |
| Gloucester inside greenbelt | 16 | 17 | 0 | 0 | 0 | 3 | 16 | 20 |
| Gloucester outside greenbelt | 173 | 188 | 0 | 48 | 0 | 0 | 173 | 236 |
| Kanata | 109 | 243 | 0 | 0 | 146 | 0 | 255 | 243 |
| Cumberland | 185 | 142 | 24 | 109 | 0 | 0 | 209 | 251 |
| Goulbourn | 75 | 198 | 0 | 0 | 0 | 0 | 75 | 198 |
| West Carleton | 40 | 41 | 0 | 0 | 0 | 0 | 40 | 41 |
| Rideau | 12 | 12 | 0 | 0 | 0 | 0 | 12 | 12 |
| Osgoode | 65 | 53 | 0 | 0 | 0 | 0 | 65 | 53 |
| Clarence-Rockland City | 27 | 62 | 0 | 10 | 2 | 0 | 29 | 72 |
| Russell Township | 24 | 15 | 0 | 0 | 0 | 0 | 24 | 15 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 1,108 | 1,376 | 618 | 418 | 153 | 60 | 1,879 | 1,854 |

Source: CMHC (Starts and Completions Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
### April 2012

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $300,000 | | $300,000 - $374,999 | | $375,000 - $424,999 | | $425,000 - $499,999 | | $500,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Ottawa City** | | | | | | | | | | | | | |
| April 2012 | 1 | 0.6 | 24 | 15.2 | 43 | 27.2 | 34 | 21.5 | 56 | 35.4 | 158 | 459,150 | 468,655 |
| April 2011 | 0 | 0.0 | 11 | 8.3 | 26 | 19.5 | 58 | 43.6 | 38 | 28.6 | 133 | 471,900 | 487,734 |
| Year-to-date 2012 | 2 | 0.5 | 55 | 12.8 | 81 | 18.9 | 125 | 29.1 | 166 | 38.7 | 429 | 474,900 | 491,225 |
| Year-to-date 2011 | 1 | 0.2 | 24 | 5.5 | 85 | 19.4 | 184 | 42.0 | 144 | 32.9 | 438 | 473,195 | 498,689 |
| **Ottawa, Vanier, Rockcliffe** | | | | | | | | | | | | | |
| April 2012 | 1 | 50.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 50.0 | 2 | -- | -- |
| April 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | 100.0 | 3 | -- | -- |
| Year-to-date 2012 | 1 | 5.9 | 0 | 0.0 | 0 | 0.0 | 2 | 11.8 | 14 | 82.4 | 17 | 749,900 | 785,959 |
| Year-to-date 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 11.8 | 15 | 88.2 | 17 | 702,000 | 708,647 |
| **Nepean inside greenbelt** | | | | | | | | | | | | | |
| April 2012 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| April 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2012 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| **Nepean outside greenbelt** | | | | | | | | | | | | | |
| April 2012 | 0 | 0.0 | 9 | 18.4 | 14 | 28.6 | 13 | 26.5 | 13 | 26.5 | 49 | 425,200 | 454,585 |
| April 2011 | 0 | 0.0 | 8 | 14.3 | 14 | 25.0 | 25 | 44.6 | 9 | 16.1 | 56 | 470,945 | 448,460 |
| Year-to-date 2012 | 0 | 0.0 | 21 | 17.5 | 28 | 23.3 | 34 | 28.3 | 37 | 30.8 | 120 | 462,650 | 465,537 |
| Year-to-date 2011 | 0 | 0.0 | 13 | 11.1 | 26 | 22.2 | 51 | 43.6 | 27 | 23.1 | 117 | 474,990 | 468,190 |
| **Gloucester inside greenbelt** | | | | | | | | | | | | | |
| April 2012 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| April 2011 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| Year-to-date 2012 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| Year-to-date 2011 | 0 | 0.0 | 0 | 0.0 | 1 | 25.0 | 1 | 25.0 | 2 | 50.0 | 4 | -- | -- |
| **Gloucester outside greenbelt** | | | | | | | | | | | | | |
| April 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 13 | 37.1 | 22 | 62.9 | 35 | 523,900 | 520,691 |
| April 2011 | 0 | 0.0 | 0 | 0.0 | 4 | 26.7 | 4 | 26.7 | 7 | 46.7 | 15 | 497,900 | 508,813 |
| Year-to-date 2012 | 1 | 1.4 | 0 | 0.0 | 0 | 0.0 | 28 | 39.4 | 42 | 59.2 | 71 | 509,900 | 509,287 |
| Year-to-date 2011 | 0 | 0.0 | 1 | 1.4 | 15 | 21.1 | 37 | 52.1 | 18 | 25.4 | 71 | 464,900 | 477,010 |
| **Kanata** | | | | | | | | | | | | | |
| April 2012 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| April 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 40.0 | 3 | 60.0 | 5 | -- | -- |
| Year-to-date 2012 | 0 | 0.0 | 3 | 10.3 | 2 | 6.9 | 12 | 41.4 | 12 | 41.4 | 29 | 468,500 | 499,134 |
| Year-to-date 2011 | 0 | 0.0 | 1 | 1.8 | 13 | 23.2 | 17 | 30.4 | 25 | 44.6 | 56 | 476,200 | 504,473 |
| **Cumberland** | | | | | | | | | | | | | |
| April 2012 | 0 | 0.0 | 12 | 32.4 | 17 | 45.9 | 3 | 8.1 | 5 | 13.5 | 37 | 390,990 | 402,646 |
| April 2011 | 0 | 0.0 | 2 | 22.2 | 1 | 11.1 | 6 | 66.7 | 0 | 0.0 | 9 | -- | -- |
| Year-to-date 2012 | 0 | 0.0 | 27 | 26.2 | 35 | 34.0 | 32 | 31.1 | 9 | 8.7 | 103 | 407,900 | 418,323 |
| Year-to-date 2011 | 1 | 2.0 | 5 | 10.0 | 8 | 16.0 | 30 | 60.0 | 6 | 12.0 | 50 | 434,900 | 444,504 |
| **Goulbourn** | | | | | | | | | | | | | |
| April 2012 | 0 | 0.0 | 2 | 7.7 | 12 | 46.2 | 5 | 19.2 | 7 | 26.9 | 26 | 417,990 | 452,358 |
| April 2011 | 0 | 0.0 | 1 | 3.2 | 5 | 16.1 | 18 | 58.1 | 7 | 22.6 | 31 | 460,900 | 476,786 |
| Year-to-date 2012 | 0 | 0.0 | 2 | 3.8 | 16 | 30.8 | 14 | 26.9 | 20 | 38.5 | 52 | 474,900 | 477,321 |
| Year-to-date 2011 | 0 | 0.0 | 3 | 3.3 | 18 | 19.6 | 38 | 41.3 | 33 | 35.9 | 92 | 462,400 | 493,551 |

Source: CMHC (Market Absorption Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
### April 2012

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $300,000 | | $300,000 - $374,999 | | $375,000 - $424,999 | | $425,000 - $499,999 | | $500,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **West Carleton** | | | | | | | | | | | | | |
| April 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 5 | 100.0 | 5 | – | – |
| April 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | – | – |
| Year-to-date 2012 | 0 | 0.0 | 1 | 4.3 | 0 | 0.0 | 2 | 8.7 | 20 | 87.0 | 23 | 547,900 | 573,309 |
| Year-to-date 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 25.0 | 3 | 75.0 | 4 | – | – |
| **Rideau** | | | | | | | | | | | | | |
| April 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | – | – |
| April 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | – | – |
| Year-to-date 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 6 | 100.0 | 6 | – | – |
| Year-to-date 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 66.7 | 1 | 33.3 | 3 | – | – |
| **Osgoode** | | | | | | | | | | | | | |
| April 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 100.0 | 2 | – | – |
| April 2011 | 0 | 0.0 | 0 | 0.0 | 1 | 7.7 | 3 | 23.1 | 9 | 69.2 | 13 | 599,900 | 646,177 |
| Year-to-date 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 14.3 | 6 | 85.7 | 7 | – | – |
| Year-to-date 2011 | 0 | 0.0 | 1 | 4.2 | 4 | 16.7 | 5 | 20.8 | 14 | 58.3 | 24 | 583,450 | 638,825 |
| **Clarence-Rockland City** | | | | | | | | | | | | | |
| April 2012 | 1 | 25.0 | 3 | 75.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | – | – |
| April 2011 | 2 | 40.0 | 2 | 40.0 | 1 | 20.0 | 0 | 0.0 | 0 | 0.0 | 5 | – | – |
| Year-to-date 2012 | 11 | 55.0 | 6 | 30.0 | 2 | 10.0 | 1 | 5.0 | 0 | 0.0 | 20 | 286,400 | 312,600 |
| Year-to-date 2011 | 20 | 60.6 | 10 | 30.3 | 3 | 9.1 | 0 | 0.0 | 0 | 0.0 | 33 | 280,900 | 302,584 |
| **Russell Township** | | | | | | | | | | | | | |
| April 2012 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | – | – |
| April 2011 | 0 | 0.0 | 2 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | – | – |
| Year-to-date 2012 | 0 | 0.0 | 9 | 56.3 | 6 | 37.5 | 1 | 6.3 | 0 | 0.0 | 16 | 370,550 | 386,261 |
| Year-to-date 2011 | 0 | 0.0 | 5 | 71.4 | 2 | 28.6 | 0 | 0.0 | 0 | 0.0 | 7 | – | – |
| **Ottawa-Gatineau CMA (Ontario portion)** | | | | | | | | | | | | | |
| April 2012 | 2 | 1.2 | 27 | 16.7 | 43 | 26.5 | 34 | 21.0 | 56 | 34.6 | 162 | 449,400 | 464,909 |
| April 2011 | 2 | 1.4 | 15 | 10.7 | 27 | 19.3 | 58 | 41.4 | 38 | 27.1 | 140 | 465,400 | 480,190 |
| Year-to-date 2012 | 13 | 2.8 | 70 | 15.1 | 89 | 19.1 | 127 | 27.3 | 166 | 35.7 | 465 | 463,900 | 479,931 |
| Year-to-date 2011 | 21 | 4.4 | 39 | 8.2 | 90 | 18.8 | 184 | 38.5 | 144 | 30.1 | 478 | 465,445 | 483,153 |

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price ($) of Absorbed Single-detached Units**
**April 2012**

| Submarket | April 2012 | April 2011 | % Change | YTD 2012 | YTD 2011 | % Change |
|---|---|---|---|---|---|---|
| Ottawa City | 468,655 | 487,734 | -3.9 | 491,225 | 498,689 | -1.5 |
| Ottawa, Vanier, Rockcliffe | -- | -- | n/a | 785,959 | 708,647 | 10.9 |
| Nepean inside greenbelt | -- | -- | n/a | -- | -- | n/a |
| Nepean outside greenbelt | 454,585 | 448,460 | 1.4 | 465,537 | 468,190 | -0.6 |
| Gloucester inside greenbelt | -- | -- | n/a | -- | -- | n/a |
| Gloucester outside greenbelt | 520,691 | 508,813 | 2.3 | 509,287 | 477,010 | 6.8 |
| Kanata | -- | -- | n/a | 499,134 | 504,473 | -1.1 |
| Cumberland | 402,646 | -- | n/a | 418,323 | 444,504 | -5.9 |
| Goulbourn | 452,358 | 476,786 | -5.1 | 477,321 | 493,551 | -3.3 |
| West Carleton | -- | -- | n/a | 573,309 | -- | n/a |
| Rideau | -- | -- | n/a | -- | -- | n/a |
| Osgoode | -- | 646,177 | n/a | -- | 638,825 | n/a |
| Clarence-Rockland City | -- | -- | n/a | 312,600 | 302,584 | 3.3 |
| Russell Township | -- | -- | n/a | 386,261 | -- | n/a |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 464,909 | 480,190 | -3.2 | 479,931 | 483,153 | -0.7 |

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)**
**April 2012**

| | | Number of Sales[1] | Yr/Yr[2] (%) | Sales SA[1] | Number of New Listings[1] | New Listings SA[1] | Sales-to-New Listings SA[2] | Average Price[1] ($) | Yr/Yr[2] (%) | Average Price[1] ($) SA |
|---|---|---|---|---|---|---|---|---|---|---|
| 2011 | January | 687 | -5.2 | 1,243 | 1,699 | 2,136 | 58.2 | 329,640 | 1.8 | 330,847 |
| | February | 942 | -16.8 | 1,149 | 1,887 | 2,033 | 56.5 | 337,797 | 5.9 | 339,233 |
| | March | 1,247 | -17.7 | 1,115 | 2,704 | 2,119 | 52.6 | 347,642 | 5.1 | 343,910 |
| | April | 1,549 | -16.5 | 1,145 | 2,832 | 2,100 | 54.5 | 352,029 | 5.4 | 343,780 |
| | May | 1,667 | -2.7 | 1,128 | 2,831 | 2,052 | 55.0 | 353,046 | 5.6 | 343,252 |
| | June | 1,724 | 5.6 | 1,188 | 2,742 | 2,205 | 53.9 | 354,524 | 8.0 | 348,350 |
| | July | 1,337 | 15.4 | 1,206 | 2,266 | 2,333 | 51.7 | 342,925 | 6.4 | 344,891 |
| | August | 1,349 | 19.4 | 1,270 | 2,294 | 2,252 | 56.4 | 339,415 | 5.3 | 344,913 |
| | September | 1,220 | 12.5 | 1,245 | 2,448 | 2,299 | 54.2 | 337,109 | 3.8 | 345,186 |
| | October | 1,083 | 2.6 | 1,207 | 1,960 | 2,194 | 55.0 | 339,802 | -0.5 | 345,543 |
| | November | 1,031 | 8.2 | 1,303 | 1,504 | 2,068 | 63.0 | 347,675 | 6.9 | 362,428 |
| | December | 715 | 13.3 | 1,352 | 782 | 2,158 | 62.7 | 335,330 | 3.2 | 343,834 |
| 2012 | January | 690 | 0.4 | 1,200 | 1,706 | 2,125 | 56.5 | 349,525 | 6.0 | 352,022 |
| | February | 1,026 | 8.9 | 1,233 | 2,249 | 2,311 | 53.4 | 349,797 | 3.6 | 354,027 |
| | March | 1,404 | 12.6 | 1,277 | 2,948 | 2,317 | 55.1 | 353,714 | 1.7 | 350,004 |
| | April | 1,581 | 2.1 | 1,183 | 3,011 | 2,248 | 52.6 | 363,938 | 3.4 | 357,246 |
| | May | | | | | | | | | |
| | June | | | | | | | | | |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | | | | | | | | | | |
| | Q1 2011 | 2,876 | -14.7 | | 6,290 | | | 340,117 | 4.5 | |
| | Q1 2012 | 3,120 | 8.5 | | 6,903 | | | 351,500 | 3.3 | |
| | | | | | | | | | | |
| | YTD 2011 | 4,425 | -15.3 | | 9,122 | | | 344,287 | 4.9 | |
| | YTD 2012 | 4,701 | 6.2 | | 9,914 | | | 355,683 | 3.3 | |

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

## Table 6: Economic Indicators
### April 2012

| | | Interest Rates | | | NHPI, Total, Ottawa-Gatineau CMA 2007=100 | CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion)) | Ottawa-Gatineau CMA (Ontario Portion) Labour Market | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | P & I Per $100,000 | Mortage Rates (%) | | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | Average Weekly Earnings ($) |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 2011 | January | 592 | 3.35 | 5.19 | 111.7 | 117.9 | 516 | 6.6 | 71.9 | 1,034 |
| | February | 607 | 3.50 | 5.44 | 111.5 | 118.2 | 516 | 6.5 | 71.7 | 1,047 |
| | March | 601 | 3.50 | 5.34 | 111.6 | 119.5 | 520 | 6.3 | 72.0 | 1,035 |
| | April | 621 | 3.70 | 5.69 | 113.1 | 120.0 | 522 | 6.1 | 72.0 | 1,024 |
| | May | 616 | 3.70 | 5.59 | 112.3 | 121.0 | 523 | 5.8 | 71.9 | 1,018 |
| | June | 604 | 3.50 | 5.39 | 112.6 | 120.2 | 524 | 5.5 | 71.6 | 1,009 |
| | July | 604 | 3.50 | 5.39 | 112.7 | 120.4 | 522 | 5.3 | 71.1 | 1,002 |
| | August | 604 | 3.50 | 5.39 | 113.3 | 120.5 | 522 | 4.9 | 70.7 | 996 |
| | September | 592 | 3.50 | 5.19 | 113.5 | 121.1 | 521 | 5.0 | 70.5 | 999 |
| | October | 598 | 3.50 | 5.29 | 113.6 | 121.1 | 518 | 5.6 | 70.4 | 1,003 |
| | November | 598 | 3.50 | 5.29 | 113.6 | 121.0 | 518 | 6.1 | 70.8 | 1,012 |
| | December | 598 | 3.50 | 5.29 | 113.7 | 120.3 | 522 | 6.0 | 71.1 | 1,021 |
| 2012 | January | 598 | 3.50 | 5.29 | 114.1 | 120.6 | 531 | 5.7 | 72.0 | 1,023 |
| | February | 595 | 3.20 | 5.24 | 114.4 | 121.4 | 535 | 6.0 | 72.6 | 1,026 |
| | March | 595 | 3.20 | 5.24 | 115.0 | 122.0 | 538 | 6.2 | 73.1 | 1,033 |
| | April | 607 | 3.20 | 5.44 | | 122.4 | 542 | 6.2 | 73.5 | 1,041 |
| | May | | | | | | | | | |
| | June | | | | | | | | | |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

# METHODOLOGY

**Starts & Completions Survey Methodology**

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

**Market Absorption Survey Methodology**

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

# STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental**: Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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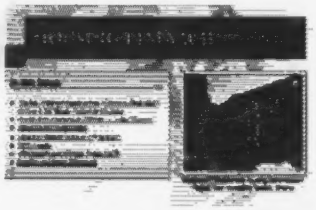

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